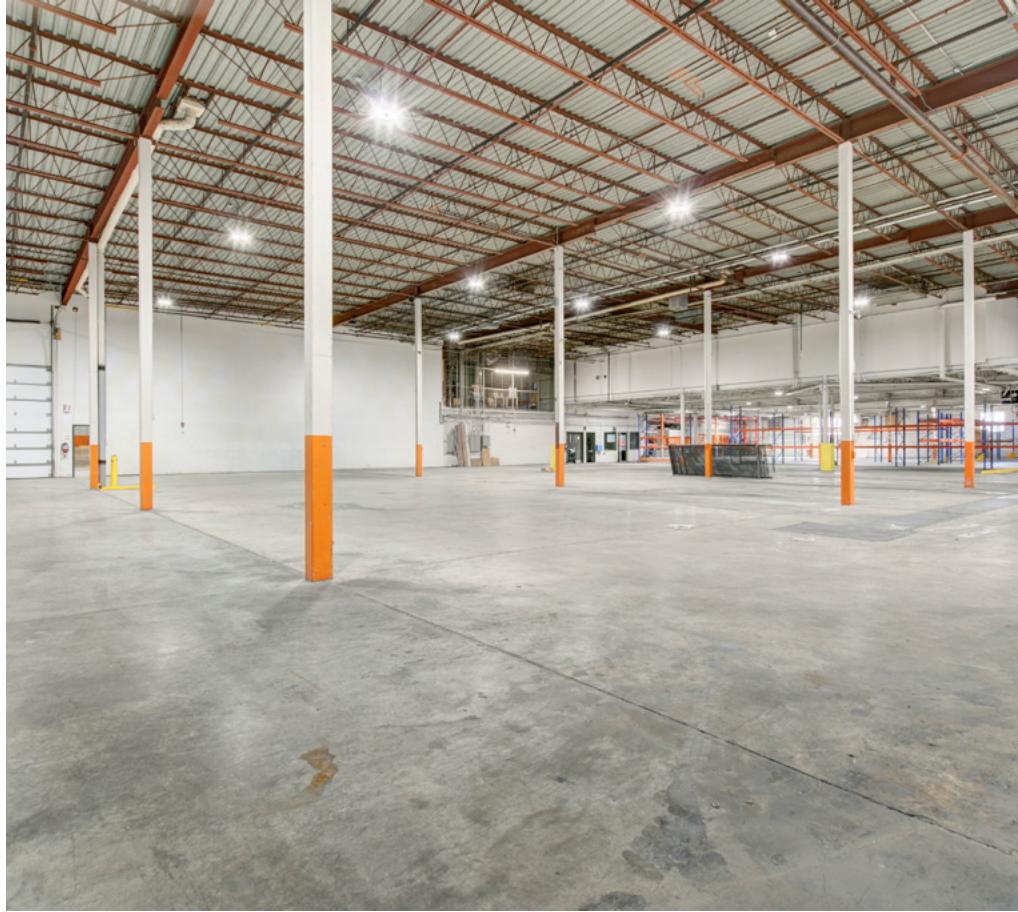


Ideal property for manufacturing and warehousing operations



Industrial property for sale or for lease
260 Saint-Michel Street
Saint-Jean-sur-Richelieu, Québec J3B 5L3

**AVISON
YOUNG**



**47,226 square foot
industrial building built
on a 87,812 square foot
lot offering 25 parking
spaces**

The opportunity

Executive summary

Avison Young is proud to present this opportunity to acquire or lease a property comprising a 87,812 square foot lot on which an industrial building with a total leasable area of 47,226 square feet is built.

260 Saint-Michel Street is located in the eastern part of the Saint-Jean sector of the Saint-Jean-sur-Richelieu industrial park. The property benefits from excellent visibility and accessibility thanks to its proximity to Séminaire Boulevard North (Route 223) and Highway 35, providing access to the Eastern Townships Highway (10).



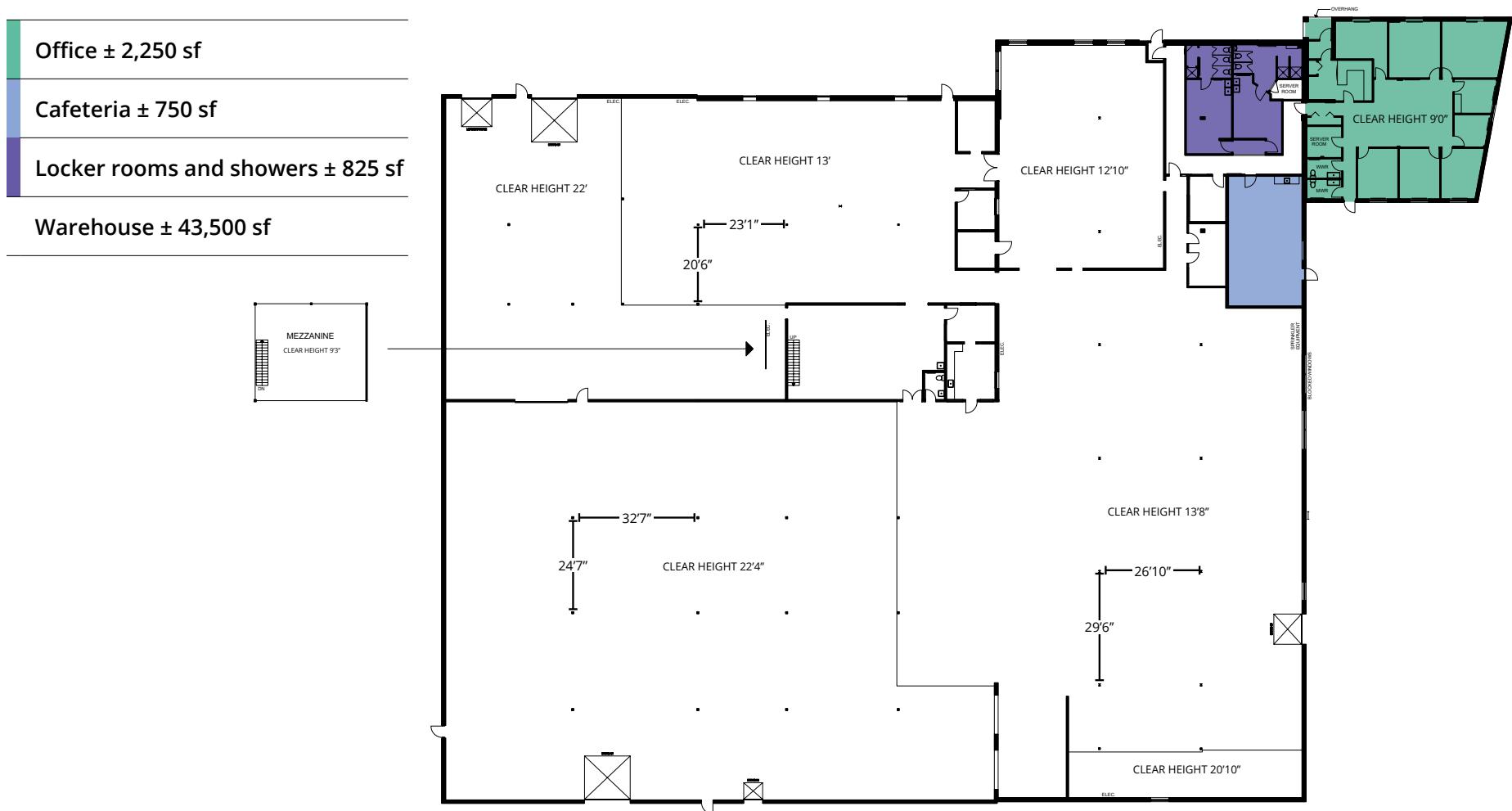
Property information

Address	260 Saint-Michel Street
Municipality	Saint-Jean-sur-Richelieu
Legal designation	Lot 3 746 565, Cadastre of Québec
Year built	1951, renovated in 1956, 1982, 1987
Total area	47,226 square feet
Warehouse	± 43,500 square feet
Office	± 2,250 square feet
Cafeteria	± 750 square feet
Locker rooms & showers	± 825 square feet
Clear heights	13'9" (60%) and 22'5" (40%)
Drive-in doors	4
Loading dock	1
Electrical capacity	2000 AMP
Column spacing	See page 4



Lot area	87,812 square feet
Zoning, permitted uses	Zone I-1413, light industrial
Parking	25 spaces

Space plan



Financials

SALE

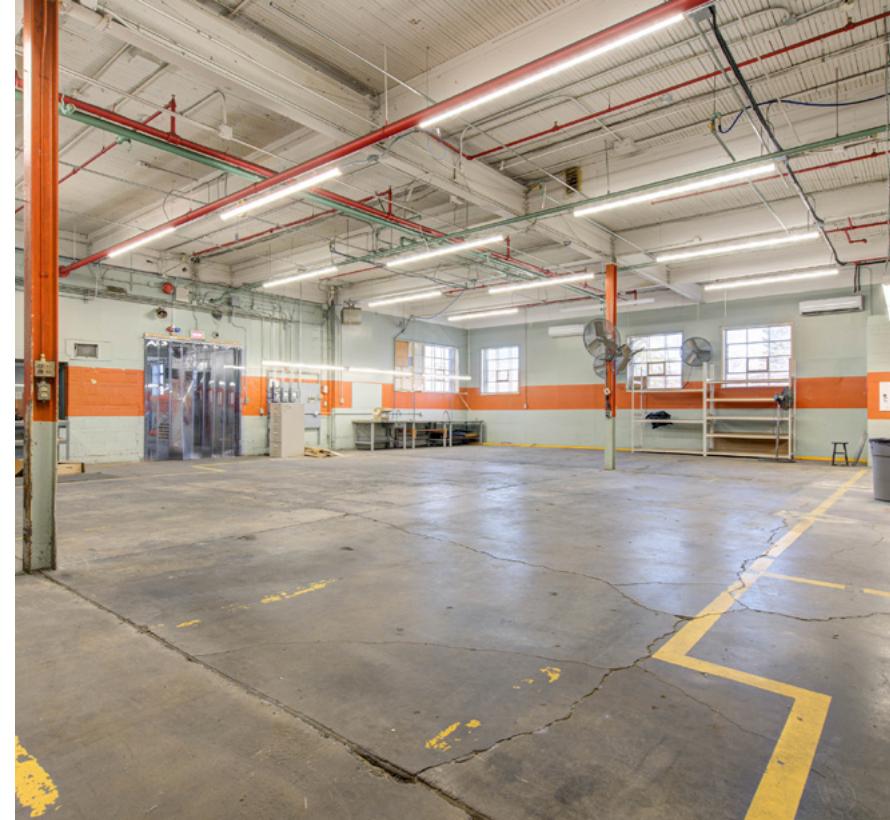
Asking price	\$8,500,000
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LEASE

Occupancy	Immediate
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Asking rent	\$11.00 psf
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Additional rent (2025 budget)	\$1.80 psf
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Municipal assessment and realty taxes

Assessment roll	2025-2026-2027
Municipal assessment, land	\$775,000
Municipal assessment, building	\$1,037,600
Total municipal assessment	\$1,812,600

Municipal taxes (2025)	\$32,051
School tax (2024-2025)	\$1,030
Total realty taxes	\$33,081

Zoning

Urban planning by-law of the City of Saint-Jean-sur-Richelieu | Zone I-1413



Authorized class

Industry

Light industrial - i22

Standards - building

Implementation

Detached	x
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Structure

Superimposed	x
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Juxtaposed	x
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Superimposed and juxtaposed	x
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Setbacks

Minimum front setback (m)	6
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Minimum secondary front setback (m)	6
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Minimum side setback (m)	3
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Minimum total side setback (m)	6
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Minimum rear setback (m)	6
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Height

Number of floors minimum/maximum	1/2
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Minimum/maximum height (m)	4.5/10
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Dimensions

Minimum width (m)	8.5
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Minimum depth (m)	7
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Area

Footprint area (m ²)	90
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Standards - land

Dimensions

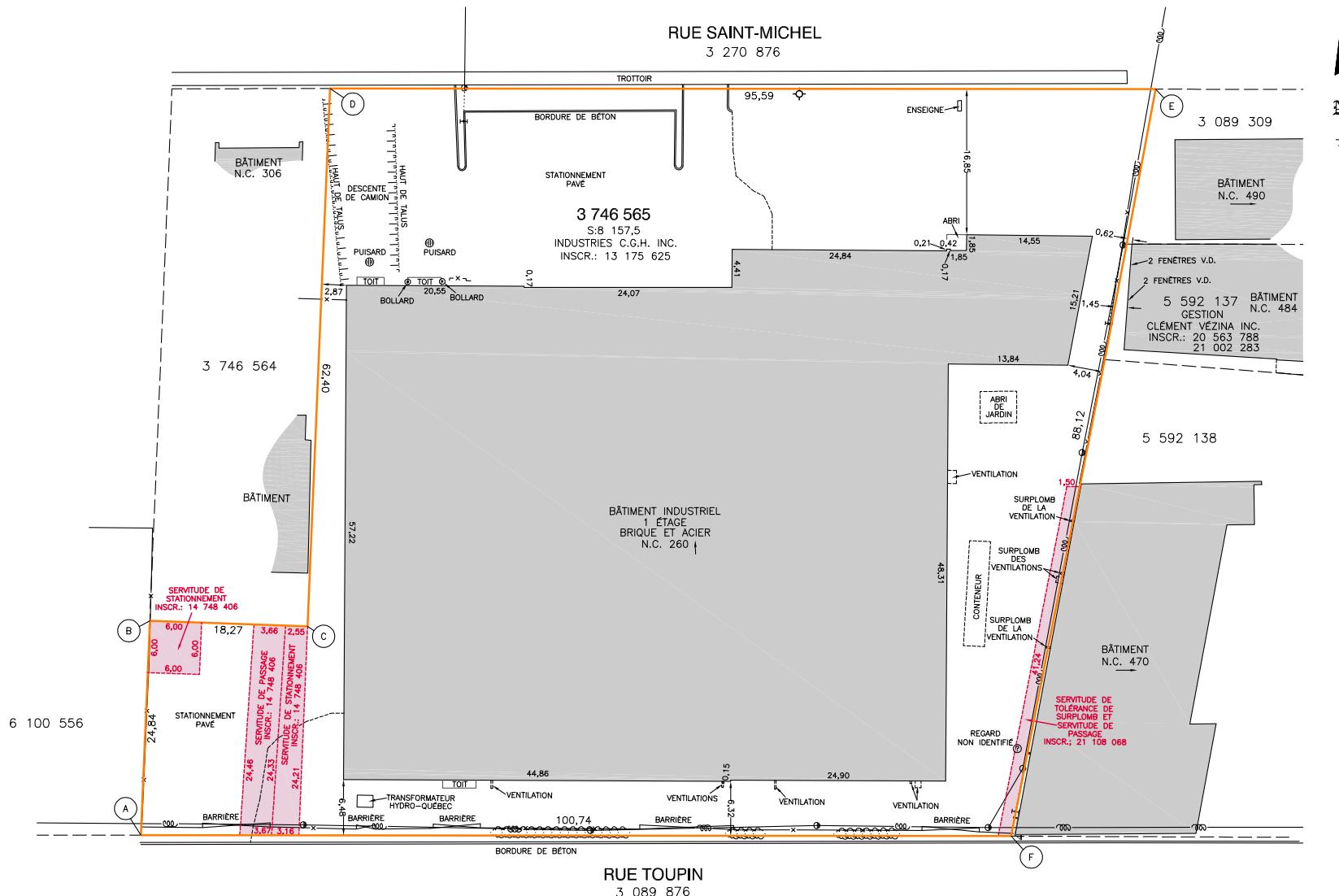
Minimum width of an interior lot (m)	20
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Minimum width of a corner lot (m)	20
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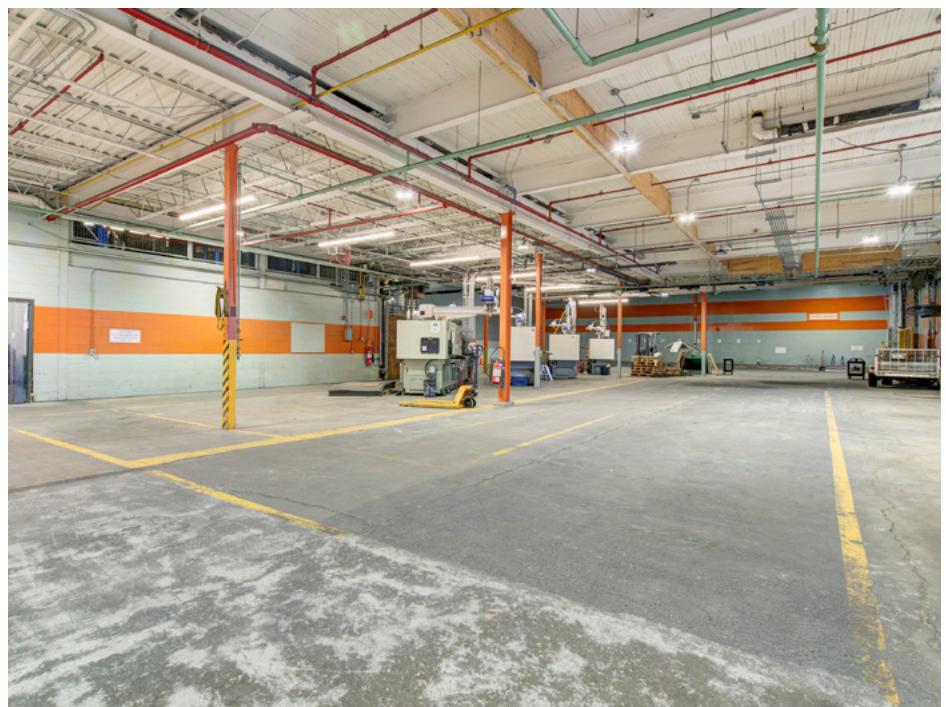
Minimum depth (m)	85
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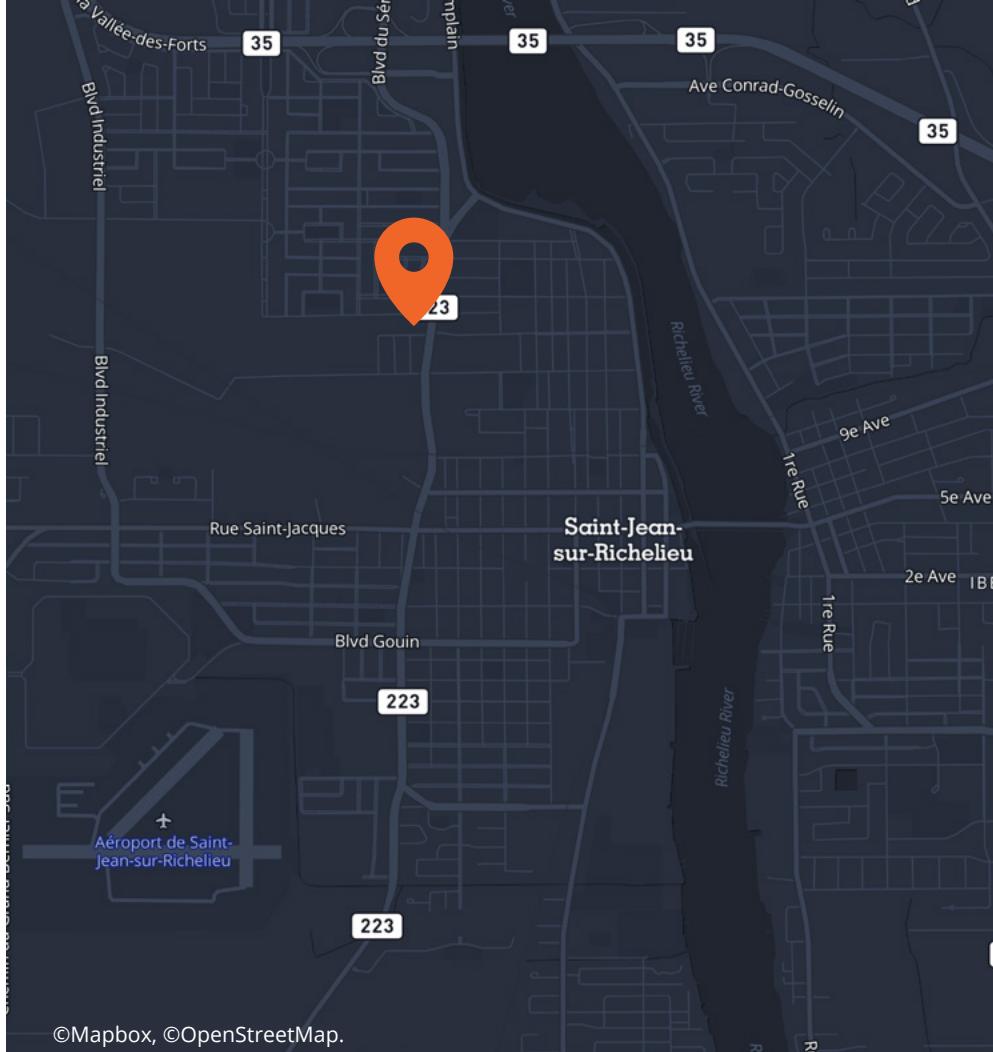
Minimum area (m ²)	1,700
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Survey plan









The strategic location offers the property excellent visibility in a well-established mixed sector

The area

Saint-Jean-sur-Richelieu

The Saint-Jean industrial park is directly served by Highway 35 as well as the Canadian National (CN) and Canadian Pacific (CNCP) railways. More than 100 businesses are already located in this park. All commercial sectors of the city of Saint-Jean-de-Richelieu are served by public transit, facilitating access for consumers and workers.

This neighborhood benefits from a good infrastructure network, with roads and access points that facilitate the movement of goods and services. The area is also well served by transportation and supply services, which is essential for the development of local industrial businesses.

260 Saint-Michel Street is located in the eastern portion of the Saint-Jean sector, near several local services such as grocery stores, pharmacies, gas stations, and restaurants. The property is adjacent to a well-established mixed-use area, offering excellent visibility just steps from one of the neighborhood's main arteries, Séminaire Boulevard North, or Route 223.





Contact us

For more information regarding this opportunity, please contact:

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